



# PLANNING COMMISSION SUMMARY OF ACTIONS

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December 4, 2003

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PRESENT: Commissioners Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth

ABSENT: Commissioners Alcorn, Wilson

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The meeting was called to order at 8:16 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner Harsel announced that the Redevelopment and Housing Authority would meet with the Planning Commission's Housing Committee on Wednesday, December 10, 2003 at 7:30 p.m. in the Board Conference Room.

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Commissioner Hall announced that the Policy and Procedures Committee would meet on Thursday, January 8, 2004 at 7:00 p.m. in the Board Conference Room.

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Commissioner DuBois noted her intent to defer the public hearing on SE 2003-DR-022, Chesterbrook Residences, Inc., from December 10, 2003 to January 14, 2004.

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Chairman Murphy, noting that this was his last meeting for the year, said goodbye to Commissioners DuBois and Smyth, who had been elected to serve on the Board of Supervisors, to Commissioner Moon, who had been elected as an At-Large School Board member, and to Commissioner Kelso, who would not be seeking reappointment because he was moving out of the area. He thanked them for their dedicated service to the Commission and to the citizens of Fairfax County.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON FDPA 1996-LE-034 AND FDPA 82-L-030-8-1, SPRINGFIELD EAST, L.C., BE DEFERRED FROM DECEMBER 4, 2003 TO JANUARY 8, 2004, due to affidavit problems.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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2232-D03-12 – CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND APPLICATION 2232-D03-12, THE PROPOSAL BY THE CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH, AS AMENDED, TO EXPAND THE EXISTING GEORGE MASON HIGH SCHOOL/MIDDLE SCHOOL, LOCATED AT 7124 LEESBURG PIKE, BY CONSTRUCTING A NEW PUBLIC MIDDLE SCHOOL BUILDING ON THE EXISTING SCHOOL SITE, SUBSTANTIALLY IN ACCORD WITH PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioners Alcorn and Wilson absent from the meeting.

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PCA 94-M-060-2/FDPA 94-M-060-2 - PULTE HOME CORPORATION

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 94-M-060-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED DECEMBER 3, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF FDPA 94-M-060-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA 94-M-060-2.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE MAXIMUM FENCE HEIGHT FOR A NOISE BARRIER TO PERMIT A NOISE BARRIER UP TO 14 FEET IN HEIGHT IN ACCORDANCE WITH PARAGRAPH 3F OF SECTION 10-104 OF THE ZONING ORDINANCE.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Moon not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

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SEA 94-D-002 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY  
2232-D03-9 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED ADDITION TO THE EXISTING LEWINSVILLE CENTER SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Byers and de la Fe seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-D-002, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED DECEMBER 3, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS TO THE NORTH, SOUTH, EAST, AND WEST IN FAVOR OF THE EXISTING AND SUPPLEMENTAL LANDSCAPING AS DEPICTED ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE BARRIER REQUIREMENTS TO THE NORTH, SOUTH, EAST, AND WEST IN ACCORDANCE WITH THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ALONG GREAT FALLS STREET IN FAVOR OF THE EXISTING AND PROPOSED FOUR-FOOT SIDEWALK AS SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Alcorn and Wilson absent from the meeting.

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The meeting was adjourned at 10:04 p.m.  
Peter F. Murphy, Jr., Chairman